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Sussex County

Planning & Zoning Commission

AGENDA

December 10, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – November 19, 2015

Old Business

C/U #2021 VIII P-Loan Portfolio Holding, LLC

MJ

An Ordinance to grant a Conditional Use of land in a CR-1 (Commercial Residential District) and an AR-1 (Agricultural Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 29.66 acres, more or less. The property is located at the southwest corner of the intersection of John J. Williams Hwy. (Rt. 24) and Autumn Rd. (Rd. 299). (911 Address: None Available) Tax Map I.D. 234-23.00-115.00

C/U #2034 Beachfire Brewery Co., LLC

MJ

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a restaurant and brewery to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.99 acres, more or less. The properties are located on the north side of Beaver Dam Rd. (Rd. 285) south of Lewes Georgetown Hwy. (Rt. 9). (911 Address: 32490 Lewes Georgetown Hwy., Lewes). Tax Map I.D. 334-5.00-215.00, 215.01, 216.00, 217.01, 218.00 & 219.00

C/U #2035 Synagro Central, LLC

MJ

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for land application of bio-solids as agricultural fertilizer following DNREC approval to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 203.0 acres, more or less. The properties are located on both sides of Zoar Rd., northeast of the Railroad tracks, southwest of Patriot's Way, and on both sides of Governor Stockley Rd. (911 Address: None Available). Tax Map I.D. 133-3.00-4.00 and 133-7.00-1.00, 4.00, 11.00 and 12.10 (all of or parts of)



C/Z #1787 BDRP, LLC

MJ

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 19.52 acres, more or less. The property is located south of Beaver Dam Rd. (Rd. 285) 2,500 ft. west of Plantations Rd. (Rd. 275). (911 Address: None Available) Tax Map I.D. 334-5.00-222.01

C/U #2033 BRDP, LLC

MJ

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 19.52 acres, more or less. The property is located south of Beaver Dam Rd. (Rd. 285) 2,500 ft. west of Plantations Rd. (Rd. 275). (911 Address: None Available). Tax Map I.D. 334-5.00-222.01

Public Hearings

AN ORDINANCE TO AMEND CHAPTER 99 AND 115 OF THE CODE OF SUSSEX COUNTY TO ALLOW APPLICANTS TO SEEK AN EXTENSION OF TIME FOR APPROVALS FOR SUBDIVISION APPLICATIONS, CONDITIONAL USE APPLICATIONS, AND RESIDENTIAL PLANNED COMMUNITY DISTRICTS UPON WRITTEN REQUEST.

C/U #2036 Jimi Kellogg

an Ordinance to grant a Conditional Use of land in a GR (General Residential District) for parking of employee vehicles and vans for a cleaning service business to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 22,323 square feet, more or less. The property is located northeast of Field Ln. a subdivision street, 200 ft. southeast of Munchy Branch Rd. (Rd. 270-A). (911 Address: 36181 Field Ln., Rehoboth Beach). Tax Map I.D. 334-13.00-873.00

C/U #2037 Gilbert J. Bernoski, Jr.

an Ordinance to grant a Conditional Use of land in a GR (General Residential District) for an auto repair shop to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.101 acres, more or less. The property is located northeast of Mount Joy Rd. (Rd. 297) 0.4 mile east of Gravel Hill Rd. (Rt. 30). (911 Address: 26371 Mount Joy Rd., Millsboro). Tax Map I.D. 234-21.00-50.00

C/U #2039 Performance Injection Equipment Co., LLC

an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for manufacturing and installation of performance automotive parts and accessories to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 34,740 square feet, more or less. The property is located northeast corner of DuPont Blvd. (U.S. Rt. 113) and Betts Ln. (911 Address: 24994 Betts Ln., Georgetown). Tax Map I.D. 133-6.00-110.00

C/Z #1789 Good Earth Market, LLC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County containing 10.17 acres, more or less. The property is located south of Atlantic Ave. (Rt. 26) approximately 1,800 ft. west of Roxana Rd. (Rt. 17). (911 Address: 31806 Good Earth Ln., Ocean View) Tax Map I.D. 134-11.00-181.00, 181.01, 181.02, & 181.03

C/U #2038 Good Earth Market, LLC

an Ordinance to grant a Conditional Use of land in a CR-1 (Commercial Residential District) for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 4.75 acres, more or less. The property is located south of Atlantic Ave. (Rt. 26) approximately 1,800 ft. west of Roxana Rd. (Rt. 17). (911 Address: 31806 Good Earth Market Ln., Ocean View). Tax Map I.D. 134-11.00-181.03

Other Business

Lands of Joseph Roger off Delmar Rd.

Minor Subdivision with 50' easement

MR

Lands of Ghabour off Gravel Hill Rd.

Minor Subdivision with 50' easement

MJ

C/U #2031 East Coast Auto, Inc.

Preliminary Site Plan

RW

Creative Assemblies

Preliminary Site Plan

RW

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountype.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 30, 2015, at 10:15 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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